



Symonds
& Sampson

Avalon
Wootton Grove, Sherborne

Avalon

Wootton Grove

Sherborne

DT9 4DL

A well-maintained double fronted period house situated in a highly sought-after residential address, in close proximity to Sherborne town centre. This property boasts original character features, spacious living areas, and a south-westerly facing courtyard garden.



- Period mid-terrace house
- Well presented throughout
 - Three bedrooms
 - Two reception rooms
- South-west facing courtyard garden
- Close to local amenities and the town centre

Guide Price £330,000

Freehold

Sherborne Sales
01935 814488

sherborne@symondsandsampson.co.uk



ACCOMMODATION

Upon entering the property, you are greeted by a spacious hallway featuring the original tiled flooring, a radiator, and a stairway.

Following into the open plan dining room and living room, you'll find dual aspect windows offering views to both the front and rear of the property. The living room features an open fireplace, while the dining room includes a convenient under-stairs cupboard with shelving.

From the dining room, a door leads to the boot room, currently utilized for storage and housing a tumble dryer.

The kitchen offers ample storage units and space for a washing machine and fridge freezer. There is also an electric oven, a gas hob with an extractor fan overhead, and a 1.5 sink. This room also benefits from dual aspect windows as well as a wood burner.

Ascending to the first floor, the landing offers dual aspect windows to the side and front. It also includes loft access and a convenient cupboard.

The master bedroom features a large front-facing window and a radiator.

Bedroom two also has a front-facing window and radiator.

Bedroom three offers a rear-facing window and a cupboard housing the gas-fired boiler.

The bathroom is equipped with a WC, wash hand basin, bath with shower over, a radiator, and an obscured window.

The property is double glazed throughout.

OUTSIDE

The south-westerly facing garden, accessed via the boot room, is largely patioed and enclosed by fencing as well as mature shrubs.

SITUATION

Situated in the historic Abbey Town of Sherborne, residents benefit from close proximity to local amenities, schools, healthcare and transport links, enhancing the overall convenience of the property.

Sherborne's main shopping street offers a wide range of independent shops, local businesses, restaurants and coffee shops plus Waitrose and Sainsbury supermarkets. Other towns within driving distance include the regional centre of Yeovil (5.5 miles) and the county town of Dorchester (18 miles).

Sherborne also has an excellent range of schools with two primary schools within the town, both feeding to The Gryphon School for secondary education. Private schools in the area include the Sherborne schools, Leweston, Hazlegrove and the Bruton schools. Sherborne has a regular mainline service to Waterloo taking about 2.5 hours and there is a fast train service from Castle Cary (12 miles) to Paddington, which takes about 90 minutes. Bournemouth, Bristol and Exeter Airports are all easily accessible.

SERVICES

Mains electric, gas, drainage and water

Gas central heating

Dorset Council - www.dorsetcouncil.gov.uk

Council Tax Band – C

EPC - E

Ultrafast broadband is available in the area.

Mobile phone coverage is available outdoors and indoors.

Source Ofcom - ofcom.org.uk

DIRECTIONS

From our office on Half Moon Street, turn right and follow the road onto Long street. Take a left into St Swithins Road and follow straight onto North Road. When approaching the junction turn right and then immediately left onto Wootton Grove. The property can be located on the left hand side at approximately 70 yards.

What3words - [///asked.kitten.lanes](https://www.what3words.com/asked.kitten.lanes)

AGENTS NOTE

Waiting further information regarding the right of access to the rear of the property.





Avalon, Wootton Grove, Sherborne, DT9

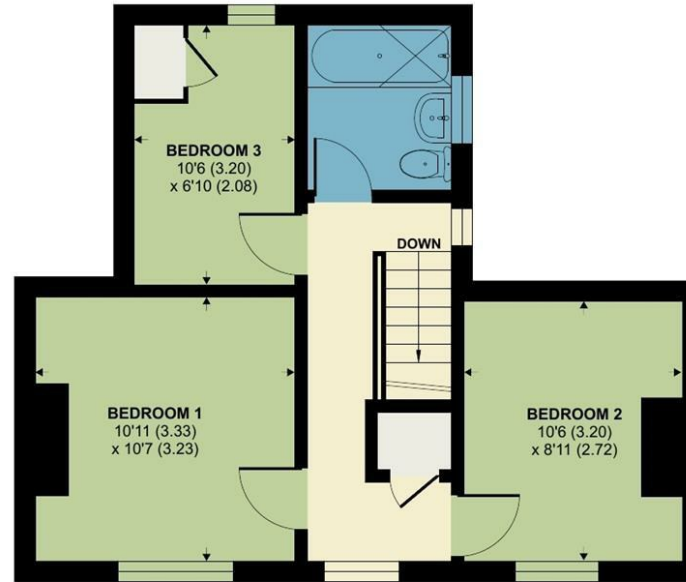
Approximate Area = 932 sq ft / 86.5 sq m

For identification only - Not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntichecom 2024. Produced for Symonds & Sampson. REF: 1132393



Sherb/KS/4300



01935 814488

sherborne@symondsandsampson.co.uk
Symonds & Sampson LLP
4 Abbey Corner, Half Moon Street,
Sherborne, Dorset DT9 3LN



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment or facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT